

Village Administrator Meeting Notes

January 10, 2005

Sturtevant Village Hall

Conducted by Planning Consultants, Barrientos Design & Consulting

1) TID ARRANGEMENTS

- For a contact with CP Rail, Planner should contact the Village Attorney, David Wolf at 262-632-7541
- The extension of Willow Road is scheduled for 2006 and is being designed by the Village Engineer.
- The existing TID (Tax Incremental District) is set up only for the west end of Durand Avenue. A new TID cannot be established as the amount of Village land already in the TID has reached its legal allowable amount. There is the possibility that other TID's could be set but they would have to detach from the current TID.
- The TID has been very financially successful for the Village. The Village financial advisors are Elhert.

2) WISCONSIN CORRIDOR INVESTMENT VALUE

- Wisconsin Street is not part of the TID
- The redevelopment of Wisconsin Street has to be weighed against the Need, Value and Impact of such investments. It will take significant sums to revitalize Wisconsin Street. There has been little asset investment made to the buildings or landscape for many years and its visual character reflects this.
- There is more likely a greater return on investment for redevelopment on Durand Avenue than Wisconsin Street. Traffic can be controlled better than on Wisconsin.
- Property values on Wisconsin are languishing and not increasing over time.
- Wisconsin Street has Heritage Value but little else currently.
- Questions whether business owners on Wisconsin would pay for reconstructing their facades.
- May be better to buy lots on Wisconsin, encourage current business owners to move to Durand Avenue and let the corridor go residential.
- Village staff are conducting survey on train rider's use of local stores. Could indicate level of use of Wisconsin Street commerce from train.
- Post Office generates 1/3 of traffic on Wisconsin Street. Possibility it could move out as it is very crowded. The area the Post Office serves has grown tremendously over past decade and will continue to grow. How can Post Office provide capacity of service with same size lobby and counters?
- Village should provide enticement to Post Office to stay in Sturtevant. Charles Street and 90th is one potential site.
- Commercial establishments on Wisconsin Street include:
 - a) 2 Restaurants
 - b) 1 Bar
 - c) 1 Hotel – not operating currently.
- A parking study is needed on Wisconsin but this is not in current study scope. He believes a parking study should be done in 2005.

- Not sure if business owners have cash flow to improve their facilities, such as facades, landscaping and signage.

3) WISCONSIN STREET DEVELOPMENT OPTIONS

- Historic redevelopment approaches could involve:
 - a) Reconstructing facades to be historic, create architectural theme.
 - b) New landscaping
 - c) New consistent historic character signage and banners
 - d) New historic street fixtures such as: light poles, benches, planters and trash receptacles.
 - e) New sidewalk and crosswalk paving and patterns.
- Abandoned Fire Station, existing DPW Garage and Water Tower are to be demolished and turned over to ???
- For Corridor Study of Wisconsin Street there are two options to date:
 - a) Create a Heritage Street that is mixed use, historic in character and pedestrian attractive.
 - b) Convert Corridor to Residential use.
- Historic redevelopment approaches could involve:
 - a) Reconstructing facades to be historic in character create architectural theme.
 - b) New landscaping
 - c) New consistent historic character signage and banners
 - d) New historic street fixtures such as: light poles, benches, planters and trash receptacles.
 - e) New sidewalk and crosswalk paving and patterns.
- Currently only 5 buildings have some historic relationship. (A check on the State Register of Historic Properties indicated no historic properties in all of Sturtevant.)
- Historic survey would require an inventory of the facades for historic evaluation.
- The study should consider these options for Wisconsin Street:
 - a) Recreate a Historic Main Street by overlaying Historic facades on existing buildings. Develop an architectural image of what street would look like. Place turning lanes at Durand Avenue to enhance safety. Create gateway feature at entry from Durand Avenue.
 - b) Keep Wisconsin Street as is in architectural character but improve streetscape; sidewalks, landscaping, signage, parking lot.
 - (1) Keep light industrial on west side and residential on east side
 - (2) Allow whole corridor to become residential with some kind of railroad buffers.